



INFORMATIONAL ITEM

Legislative Update

AGENDA REPORT SUMMARY

Meeting Date: October 13, 2020

Subject: Report on 2020 California Legislative Session re: Housing

Prepared by: Council Member Anita Enander

Passed, with known impact on Los Altos:

AB 725 Buffy Wicks (D-Oakland) – Amends Housing Element requirements as of 1/1/22 so 25% of moderate RHNA must be planned in zones of 4-100 units/acre and 25% of above moderate must be planned in zones of >4 units/acre.

WILL BE INCORPORATED IN NEXT HOUSING ELEMENT

AB 2345 Lorena Gonzalez (D-San Diego) – Amends Density Bonus law. Lowers density bonus threshold for lower-income units. Raises maximum amount of by-right Density Bonus units granted from 35% to 50% under some circumstances. Adds information about “major transit stop.” Decreases parking requirements for 2 and 3 bedroom units. Adds reporting.

SUGGEST COMPLIANCE AMENDMENT TO DENSITY BONUS
ORDINANCE

Passed, with possible impact on Los Altos

(omitting bills related to foreclosures, tenant rights, specific cities or jurisdictions):

AB 831 Tim Grayson (D-Concord) – Allows modifications during approval process of development proposals under SB 35.

AB 1561 Cristina Garcia (D-Bell Gardens) – Modifies Housing Element requirements.

AB 1851 Buffy Wicks (D-Oakland) – Limits parking requirement imposed if land is developed by a religious institution for affordable housing.

AB 3182 Philip Ting (D-San Francisco) – Prevents HOAs from constraining rental/leasing of units.

AB 3308 Jesse Gabriel (D-Encino) – Allows development of teacher/school district employee housing to be limited to those employees.

SB 288 Scott Wiener (D-San Francisco) – Provides CEQA exemptions for some transit/transportation projects.

Vetoed by Gov. Newsom:

AB 69 Philip Ting (D-San Francisco) – Would have required the State to take certain actions to help homeowners obtain funding for ADUs.

Bills of note that did not reach Governor's desk:

AB 1279 Richard Bloom– certain housing development by right in High Opportunity Zones

AB 3040 (see SB 1120)

SB 902 Scott Wiener – Allow cities to approve 10 units per single-family residential site in job-rich, transit-rich, or urban infill sites; override local initiatives limiting such development

SB 995 Toni Atkins, Scott Wiener, et al – would extend current CEQA exceptions for certain developments to 1/1/24

SB 1085 Nancy Skinner and Anna Caballero – would remove “specific adverse impact on physical environment” as a reason to refuse a concession or incentive under Density Bonus Law

SB 1120 Scott Wiener – allows ministerial lot split if resulting lots are at least 1200 sq ft and ministerial approval of 2 units for each new lot on existing single-family lots; limits rear/side setbacks to 4’.

SB 1299 Anthony Portantino – grants to help jurisdictions convert retail sites to low and very-low income housing.

[NOTE: SB 1299 was the ONLY bill that would actually have directly resulted in construction of affordable housing.]